

FILE NO.: Z-5503-D

NAME: Panther Branch Addition Lot 2 Long-form PD-R

LOCATION: Located at the Southwest corner of Kirby and Kanis Roads

DEVELOPER:

Panther Branch, LLC
P.O. Box 242146
Little Rock, AR 72223

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock , AR 72223

AREA: 8.72 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

MF-6, Multi-family 6 units per acres and C-1, Neighborhood Commercial

ALLOWED USES:

Retail and Multi-family

PROPOSED ZONING:

PD-R

PROPOSED USE:

Multi-family – 168 units

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

Ordinance No. 16,161 adopted by the Little Rock Board of Directors on February 4, 1992, rezoned property located at the intersection of Kanis and Cooper Orbit Roads from R-2, Single-family to C-1, Neighborhood Commercial and MF-6, Multi-family 6 units per acres.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The project contains 8.72 acres and is located at the southwest corner of Kirby and Kanis Roads. The eastern 4.63 acres is zoned C-1, Neighborhood Commercial and the western 4.09 acres is zoned MF-6. The land use plan

indicates the eastern portion of the property as Mixed Office Commercial and the western portion of the property as Suburban Office.

The developer is proposing to construct a gated apartment community at this location. The apartments will be market rate, and contain a club house, swimming pool, garages, covered parking, playground and a court yard area with picnic tables and grilling area. The development is proposed with seven buildings. Each building contains 24 units (168 total units) with a various mix of one, two and three bedroom units.

B. EXISTING CONDITIONS:

The property being considered for rezoning is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction. The applicant has stated annexation will be sought to allow the property to receive City sewer service. The property is currently zoned C-1, Neighborhood Commercial and MF-6, Multi-family 6-units per acre. The properties to the north and south are zoned R-2, Single-family. There is an approved PD-C located along the western boundary of the site which is approved for an animal daycare and boarding center. North of the site located at the intersection of Kirby and Kanis Roads is a property zoned C-1, Neighborhood Commercial and has developed as a convenience store. Further north along Kirby Road is an apartment development. There is a property zoned PCD located on the northeast corner of Kanis and Kirby Roads which was approved for office, retail and mini-warehouse development. The approval has expired due to the final development plan not being submitted as specified within the ordinance.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Woodlands Edge Property Owners Association, the Parkway Place Property Owners Association and the Spring Valley Manor Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Panther Branch Drive is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Kanis Road and Panther Branch Drive.

4. With site development, provide the design of the street conforming to the Master Street Plan. Construct one-half street improvement to Kanis Road including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline.
5. With site development, provide the design of the street conforming to the Master Street Plan. Construct one-half street improvement to Panther Branch Drive including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline. The developer should construct street pavement sufficient for three (3) eleven (11) foot lanes.
6. The west driveway off Panther Branch Drive can only be used as a service access only due to the lack of stack space and turnaround. This access cannot be used by the residents of the apartment development.
7. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
8. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Does the applicant propose to advance grade additional property with construction of the apartments?
9. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
10. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
11. Street improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
12. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 379-1813 (Greg Simmons) for more information.
13. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
14. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

15. The owner and/or manager of each multi-family residence of 100 or more dwelling units shall provide recycling and encourage participation by the tenants, renters, or owners of each unit. Contact Melinda Glasgow at 371-4646 for more information.
16. Street improvement plans shall include signage and striping. Kanis Road should be striped with a center turn lane and a left turn lane at the Kanis Road/Panther Branch Drive intersection. Contact Nat Banihatti at 379-1818 for more information. Public Works must approve the completed plans prior to construction.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: The property must be annexed into the City to receive sewer service from the City of Little Rock Wastewater Utility. Sewer main extension required with easements if sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: No comment received.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. A Capital Investment charge is applicable to all connections off the waterlines along Kanis and Cooper Orbit Roads.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
3. A water main extension will be needed to provide water service to this property.
4. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
5. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
6. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the

Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.

7. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
8. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
9. Contact Central Arkansas Water if additional fire protection or metered water service is required.
10. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
11. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.

Fire Department: Provide a letter of approval from Chief Ronnie Wheeler of the West Pulaski County Fire District. Chief Wheeler's phone number is 501.529.2004, E-mail address wpfd@sbcglobal.net. Little Rock Fire Department Comments - Place fire hydrant(s) per code. Maintain access, two (2) ways to enter and exit apartments. Contact the Little Rock Fire Department for additional information.

County Planning:

1. Provide Bill of Assurance.
2. Provide Source of Title.
3. Provide State Plane Coordinates for two Property Corners. Verify Legal Description is correct. Provide bearings and distances to two land corners.

4. Provide bearings and distances for new Lots 2 and 3 along both sides of Panther Branch Drive. Show bearings and distances at property line adjacent to Lot 1. Show R.O.W. width and pavement width for Panther Branch Drive.
5. Provide letter of approval from local fire department.
6. Provide street cross sections.
7. Provide centerline profiles for street improvements.
8. Provide grading/storm drainage plan.
9. Provide FEMA flood panel number.
10. Provide Certificate of Owner.
11. See note below about Cooper Orbit Road.
12. Provide street design specifications.
13. Building line requirement is 40' for all property lines abutting streets for Lots 1 and 2.
14. Pay \$10.00 review fee.
15. Label and dimension existing and proposed right of way for all roads abutting development.
16. Obtain driveway permits from Pulaski County Public Works for any new driveways.
17. Provide FEMA flood panel number and confirm SFHA status.
18. Provide grading plan stormwater and drainage plan for Public Works review.
19. Dedicate and show additional Right of Way along Cooper Orbit Road to comply with Pulaski County Master Road Plan. Dedicate Right of Way to equal one half of 70' or 35' south from Cooper Orbit Road Centerline.
20. Provide Street design data and specifications for Panther Branch Drive and for Half-street improvements to Kanis Road and Cooper Orbit Road.
21. Show Little Rock City limits.
22. Provide complete set of drainage plans; including complete profile for all road and ditch drainage.
23. Provide erosion control plan.
24. Provide complete set of building plans.
25. Provide complete set of utility construction plans.
26. Provide signage plan including locations, wording and standard details.
27. Provide striping plan.
28. Provide traffic control plans for all construction phases.

29. Provide PCRB and ADEQ stormwater permit. All construction must adhere to ADEQ stormwater regulations. ADEQ permits, SWPPP, rain gauge and inspection reports must be onsite during construction.
30. Show stationed road cross-sections for Panther Branch Drive, Cooper Orbit and Kanis Road.
31. Provide PCRB with proctor for subgrade and base course under roadways.
32. Show direction of water flow for all ditches, gutters, drains and sheet flow.
33. Show all stormwater runoff calculations for all inlets, gutters, culverts, junctions, and culvert overflows.
34. Obtain all driveway permits from PCRB.
35. Obtain all utility permits from PCRB.
36. Show survey data for road centerline on plat and building plans.
37. Show curb line radius data at all intersections on plat and building plans.
38. Show property line radius data at all intersections on plat.
39. Indicate floodplain/floodway panel.
40. Label all right of way, shoulders and road edges.
41. Show Cooper Orbit Road improvements.
42. Show right of way dedication for Cooper Orbit Road.
43. Show City limits on plat.
44. Include preliminary plat approval signature for the County on the plat.
45. Show radiuses property line/right of way boundary at Cooper Orbit Road and Kanis Road intersection.
46. Provide traffic study showing amount of traffic that would be turning onto Panther Branch Drive from Kanis Road and exiting Panther Branch Drive onto Kanis Road.
47. In addition to all Pulaski County requirements, all Little Rock requirements must be met.
48. Notify PCRB of any lane closures.
49. Notify PCRB before any construction occurs.
50. All Little Rock and Pulaski County requirements must be met before any construction can begin.

CATA: Out of service area – nearest bus stop at Wal-mart on Bowman Road nearly 1.5 miles away.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. Buildings will be required to be fully protected with an automatic fire extinguishing system. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for this property. The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The applicant has applied for a rezoning from MF-6 (Multi-Family District 6 units per acre) and C-1 (Neighborhood Commercial District) to PDR (Planned District Residential) to allow for the development of an apartment development on this site with an overall density of 19.3 units per acre.

Master Street Plan: Kanis Road and a realignment of Cooper Orbit Road are shown as Minor Arterials on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kanis Road and the re-alignment of Cooper Orbit Road since they are both a Minor Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.
3. The property to the south is zoned R-2, Single-family therefore, (6% of the average lot width) a minimum twenty-eight and a half (28.5) foot buffer is required on the south property line.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide.

Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.

5. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. A minimum twenty-eight and a half (28.5) foot wide buffer (6% of the average lot width) is required along Kanis Road. A forty (40) foot buffer is required along Panther Branch Drive.
6. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
7. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet in area to qualify and be seven and one half ($7 \frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
8. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
9. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
10. A landscape irrigation system shall be required for developments of one (1) acre or larger.
11. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (April 23, 2014)

Mr. Brian Dale and Mr. Graham Smith were present representing the request. Staff presented an overview of the development stating the applicant was proposing a rezoning to PD-R to allow the development of the site with 168-units of multi-family housing. Staff requested Mr. Dale provide additional information concerning the number of stories of the structures, the maximum building height, the proposed construction materials of the units and if the development would allow home occupations as typically allowed within the Single-family Zoning District.

Public Works comments were addressed. Staff stated a 20-foot radial dedication of right of way was required at the intersection of Kanis Road and Panther Branch Drive. Staff also stated with the site development Kanis Road and Panther Branch Drive were to be constructed to Master Street Plan standard. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff also stated multi-family developments with 100 or more units were required to provide recycling and encourage participation by the tenants of the development.

Landscaping comments were addressed. Staff stated screening was required along the southern perimeter of the site where the development abutted R-2, Single-family zoned property. Staff stated street buffers were required along Panther Branch Drive and Kanis Road of 40-feet and 28.5 feet respectively. Staff stated the development would require the placement of irrigation to water landscaped areas. Staff stated at the time of building permit a landscape plan prepared by a certified landscape architect would be required.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing a number of the issues raised at the April 23, 2014, Subdivision Committee meeting. The applicant has provided the number of stories for the buildings, the maximum building height and the proposed construction materials. The applicant has also indicated areas for recycling will be provided with the development of the site.

The applicant is requesting rezoning of this site from C-1, Neighborhood Commercial and MF-6, Multi-family 6 units per acre to PD-R to allow the development of 8.72 acres with 168 units of multi-family housing. The developer is proposing to construct a gated apartment community with market rate units containing a club house, swimming pool, garages, covered parking, playground and a court yard area with picnic tables and grilling area. The development is proposed with seven (7) buildings. Each building contains 24 units (168 total units) with a various mix of one, two and three bedroom units. A total of 1.35 acres is proposed as common usable open space.

The buildings are proposed with a maximum building height of 33-feet at the roof peak, 2-story structures. The buildings are proposed with vinyl siding, brick veneer and single roofs. The north façade of the buildings contain a combination of brick and vinyl siding which aids in breaking of the massing of the structures. The rear of the building is indicated solely as vinyl siding. Staff feels the rear of the building should contain elements such as brick or a combination of materials to break the massing of the structure.

The site plan includes the placement of covered parking with carport structures (42 spaces) and garage structures (42 spaces). The plan also includes the placement of 228 open space parking stalls. Multi-family developments typically require the placement of one and one-half (1 ½) parking spaces per unit. Based on the typical minimum parking required a total of 252 parking spaces would be required. The development is proposing the placement of 326 parking spaces.

The development is proposed with a development sign located at the main entrance from Kanis Road. The sign is indicated with a maximum height of six (6) feet and a maximum sign area of 24-square feet. The signage is consistent with signage allowed in multi-family zones.

The site plan indicates the placement of a 6-foot aluminum picket fence around the perimeter of the site. The site plan notes landscape buffers along the abutting streets. A 25-foot planted strip of dense evergreen plantings is proposed along the southern perimeter, where the property is adjacent to residentially zoned property, which is located north of the Cooper Orbit Road right of way. The plan indicates a 25-foot street buffer along Panther Branch Drive. A forty (40) foot buffer would typically be required along Panther Branch Drive. Staff is supportive of the buffer as indicated.

Staff is supportive of the request. The applicant is requesting the rezoning to allow the development of a multi-family development with an overall density of 19.3 units per acre. The property contains two (2) zoning classifications, MF-6 which allows the development of residential at a density of six (6) units per acre and C-1, Neighborhood Commercial which allows the development of multi-family as per the R-5 zoning district or up to 36-units per acre. Based on the existing zonings 24-units could be constructed on the property zoned MF-6 and 166-units on the C-1, Neighborhood Commercial zoned property. Staff feels the development is appropriate. There are multi-family developments in the general area and the density proposed with the rezoning is similar to the density which would be allowed per the existing zoning classification.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the rear of the building contain elements such as brick or a combination of materials to break the massing of the structure.

PLANNING COMMISSION ACTION:

(MAY 15, 2014)

The applicant was present. There were registered objectors present. Staff stated there were two (2) related items on the agenda which would be discussed together. Staff stated item #2, S-1725 was a preliminary plat to allow the creation of three (2) lots. Staff stated the rezoning request was located on proposed Lot 2. Staff presented the items with a recommendation of approval of each subject each being in compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Ms. Jena McDonnell of Spring Valley Manor addressed the Commission in opposition of the request. She stated Spring Valley Manor was concerned over the density and the increased traffic the development would place on Kanis and Cooper Orbit Roads. She stated the residents of Spring Valley Manor had a difficult time getting into and out of their neighborhood in the AM and PM peaks. She stated a traffic light was needed at the intersection of Kanis and Cooper Orbit Roads to aid in exiting the subdivisions living south of the Kanis/Cooper Orbit/Kirby Road intersection.

Mr. David Prudhomme addressed the Commission in opposition of the request. He stated his concerns were similar to Ms. McDonnell's. He stated the staff had indicated Cooper Orbit Road would be redirected but there were no plans to connect the roadways. He stated there was not funding to make the connection. He stated he understood the developer was not responsible to build Cooper Orbit since his ownership did not abut the road. He stated the traffic at the intersection stacked in the mornings with residents wanting to turn left to take their children to school at Baker Elementary. He stated there were also a larger number of cars wanting to turn right which was a difficult maneuver due to stacking and the high volume of traffic on Kanis Road. He stated he was concerned the developer was proposing to place less landscaping along the proposed arterial street. He stated he felt the Commission should not only consider the density of this development but also the density which would be developed in the area when properties were build-out. He stated the largest apartment complex in Little Rock was located to the west of this site and only the first phase had been constructed.

Ms. Melanie Strigel addressed the Commission in opposition of the request. She stated her home was located at 14800 Cooper Orbit Road. She stated her home was the third house from the proposed development. She stated traffic was a concern. She stated with the development of 168 apartments traffic would be increased at the intersection of Kanis and Cooper Orbit Roads. She stated with 168 units one could expect 328 additional cars. She stated although this development was not taking access to Cooper Orbit Road the cars would most likely still pass through the Kanis/Cooper Orbit Road intersection. She stated this intersection was a hazard and there was a need for a traffic light. She stated the proposed street along the western boundary would not go anywhere and would only be used by service vehicles. She stated the developer had met with the neighborhood and indicated he was not willing to contribute to a traffic signal. She stated she felt the proposed zoning far exceeded the current zoning classification of MF-6. She stated this area was a small bubble of County jurisdiction.

She stated when there was an emergency there was confusion as to which personnel to send. She stated if this property were annexed into the City the bubble would only get smaller and the confusion would only grow greater.

Mr. Graham Smith addressed the Commission on the merits of the request. He stated the strip of land between his southern property line and Cooper Orbit Road was created a number of years ago and he did not control of the 40-foot strip. He stated Panther Branch was shown on the City's Master Street Plan as the new arterial connection to Kanis Road. He stated the development would have an on-site manager to keep the site neat and orderly. He stated the green spaces indicated met with City code. He stated the density of the development was consistent with the C-1 and MF-6 zoning districts. He stated based on the current zoning he could build 190 units. He stated there is multi-family across the street and to the west of the site. He stated the City must have felt multi-family was appropriate when allowing the property to be zoned for the use.

Mr. Brian Dale addressed the Commission as the applicant's engineer. He stated he had worked with staff on the alignment of the new future arterial street. He stated he felt the name would be changed from Panther Branch to Cooper Orbit Road at the time the connection was completed. He stated the developer was dedicating 90-feet of right of way and constructing 36-feet of pavement. He stated the intent was to construct three lanes at the intersection of Kanis and Panther Branch.

There was a general discussion by the Commission concerning development in the area, traffic and the need for a traffic signal. The Commission questioned Mr. Smith if he was willing to make a contribution to a traffic signal. Mr. Smith stated he was complying with staff comments and staff did not indicate there was a need for a traffic signal at this intersection.

The Commission questioned staff if a traffic study had been completed. Staff stated there was a traffic analysis conducted by the City in 2009. Staff stated at that time the warrants were not met for a traffic signal at this intersection. Staff stated based on the comments raised staff would review the intersection again to determine if warrants were met based on today's conditions for a traffic signal.

The Commission questioned staff why the entrance on Panther Branch was limited to service vehicles only. Staff stated the entrance did not have sufficient stacking and an turn-around exit therefore could not be used by the residents as an entrance. Staff stated they felt if the residents wanted to use the gate as an exit this would be acceptable.

There was no further discussion of the item. The chair entertained a motion for approval of the PD-R zoning as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.